

Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce Towne Run, a proposed Planned Unit Development on 27 acres at the northwest corner of Towne Road and West 146th Street. Towne Run will feature a diverse mixture of local / neighborhood commercial, townhomes and single-family uses, containing amenities for the community, visitors, and residents.

The mixed-use hub will offer local / neighborhood commercial uses and restaurants with outdoor dining and may also include health, wellness, medical, and professional offices. The residential components will feature owner-occupied townhomes and paired villa homes. The Towne Run amenities will contain recreational open spaces; two seating areas (including a shelter, gazebo or trellis structure), a bocce ball court, a pickleball court and a dog park.

Towne Run will become an impressive part of Westfield's southwestern gateway. It is designed to complement surrounding uses and will offer much desired live-work opportunities while creating synergy, vibrancy, and promoting social interaction and long-term sustainability.

Updates since the December 6, 2021 APC meeting.

Since LOR's last appearance before the APC on December, 2021, the project team has worked extensively on refinements to the PUD proposal. The revised proposal is the result of a lot of hard work and effort on behalf of MI Homes and LOR. Significant changes have been incorporated into the PUD Ordinance and exhibits in response to the input received. Below is a summary of those changes:

1. Land Use Transition: The homes to be located along the west property line of the District will be paired villas, designed for main floor living with an optional loft area. This change results in a significantly enhanced land use transition to the site's single-family neighbors to the west, including a significant reduction building height.
2. Buffer Yard Enhancements: The buffer yard along the west property line of the District is the same as previously presented which was agreed upon with the abutting neighbors. As a refresher, the western buffer includes: (i) a 105' area between the west property line and the nearest villa (the normal UDO buffer requirement is 40'); (ii) a 6' to 8' mound has been incorporated into the buffer area; (iii) a split rail fence will be installed along the rear (western) property lines of the villas; and (iv) plantings within the buffer area will exceed the City's otherwise applicable buffer yard planting requirements. Details and cross-sections illustrating the buffer plantings, widths, mounding and fencing are included in the Concept Plan and additional Buffer Yard Landscaping exhibits included at Exhibit F of the PUD Ordinance.

3. Design: The Townhome Hub area has been significantly redesigned to provide open spaces, community amenities and an additional neighborhood commercial area. In doing so, the number of homes proposed in this area has been substantially reduced, from a maximum of 130 townhomes to 60.
4. Amenities. Significant enhancements to the number and types of amenities to be located in the District have been incorporated into the revised PUD Ordinance. These are provided for in the PUD Ordinance as well as Exhibit I.

MI Homes and LOR are excited to begin work on the site and would appreciate the APC's favorable consideration this proposal.